



## 182 Clarendon Road, Broadstone BH18 9JA

An excellently presented five bedroom family home enjoying a large plot and outbuildings comprising of a double garage, home office/garden room and store.

**EPC:** TBC **Council Tax Band:** F **Price:** £665,000 Freehold

 **5**  **1**  **2**









## Key Features

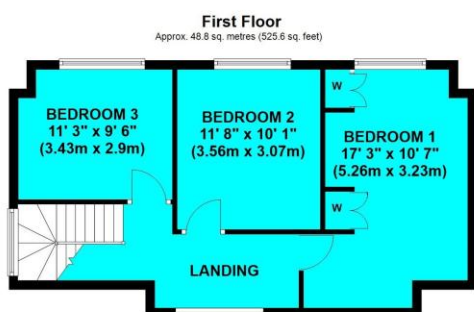
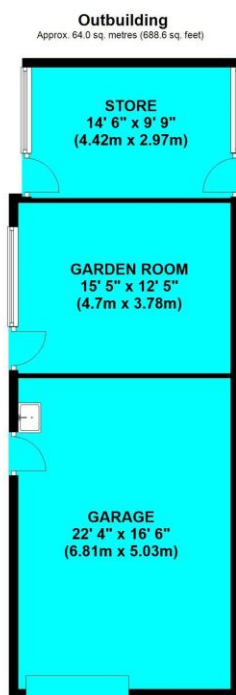
- SOUGHT AFTER LOCATION
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE CONSERVATORY
- GAS FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZING
- BRIGHT AND AIRY ACCOMMODATION
- WALKING DISTANCE TO POPULAR SCHOOLING AND OPEN HEATHLAND
- LARGE PLOT WITH DOUBLE GARAGE & OUTBUILDINGS
- FLEXIBLE LIVING ACCOMMODATION

## The Property

Situated in this established and popular location is this delightful family home offering flexible accommodation with bedrooms to both the ground and first floor. The accommodation comprises of a reception hall leading to a sunny lounge and dining room, a good size kitchen opens to a generous conservatory with utility facilities. Also located to the ground floor are two bedrooms, one currently used as a music room/snug, a generous family bathroom and cloakroom, and stairs lead to the first floor landing and three further bedrooms.

Outside to the front of the property a generous brick paved driveway provides off road parking for numerous vehicles and there is an attractive area of lawn with established hedgerow to the front boundary. Double gates open to the rear garden where there is a generous paved seating area extending to a well maintained lawn with raised borders stocked with numerous specimen shrubs. Within the rear garden there is a detached double garage with a home office or garden room and to the rear of this a substantial store, the garden then further extends to an area of lawn and kitchen garden.





Total area; approx. 227.3 sq. metres (2446.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their Operability or efficiency can be given. Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	70	82

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All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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